

MHE
PC
McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. MCGOEY, P.E. (NY & PA)
WILLIAM J. HAUSER, P.E. (NY & NJ)
MARK J. EDSALL, P.E. (NY, NJ & PA)
JAMES M. FARR, P.E. (NY & PA)

MAIN OFFICE
33 AIRPORT CENTER DRIVE
SUITE 202
NEW WINDSOR, NEW YORK 12553
(845) 567-3100
FAX: (845) 567-3232
E-MAIL: MHENY@MHEPC.COM
WRITERS EMAIL: MJE@MHEPC.COM



TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: CKN MYLONAS INC. SITE PLAN AMENDMENT
(SUITE 202 RENOVATION)
PROJECT LOCATION: 345 WINDSOR HIGHWAY (NYS ROUTE 32)
SECTION 49 – BLOCK 1 – LOT 1.1
PROJECT NUMBER: 09-14
DATE: 29 APRIL 2009
DESCRIPTION: THE APPLICATION PROPOSES MODIFICATION TO THE EXISTING
OFFICE BUILDING (aka REIS BUILDING) TO ADD A CARETAKERS
APARTMENT. THE PLAN WAS PREVIOUSLY REVIEWED AT THE
25 MARCH 2009 PLANNING BOARD MEETING. *THE APPLICATION IS
BEFORE THE BOARD FOR THE MANDATORY SPECIAL PERMIT
PUBLIC HEARING AT THIS MEETING.*

1. The property is located in the C zoning district of the Town. The existing building is utilized as a professional office building (use A-3). The applicant proposes a caretaker apartment (special permit use B-5), which has the same bulk requirements. The “required” bulk information shown on the plan is correct for the uses.

As previously discussed, as part of the application, the layout of the parking is being improved. The change of a portion of the building area from office to apartment results in a reduction in the required parking. So this is not an issue.

2. I have reviewed the resubmitted plans and have the following comments:
 - As previously noted, the lot width value needs correction. It is measured at the front yard setback, not the property line. Please correct the bulk table.
 - As previously noted, the front yard is measured at the building, not the handicapped ramp. Please correct the bulk table.
 - As previously noted, Maximum Permitted building height would appear to be 15.9, not 15.1. Please correct the bulk table.


REGIONAL OFFICES

• 111 WHEATFIELD DRIVE • SUITE 1 • MILFORD, PENNSYLVANIA 18337 • 570-296-2765 •
• 540 BROADWAY • MONTICELLO, NEW YORK 12701 • 845-794-3399 •

- As previously noted, when a standard space adjoins a handicapped space, a double line should be installed, one blue, one white.
 - Please adjust the approval box for clear 2 ½ inch height.
 - Please revised the title box to clearly indicate the name of the applicant in large block letters (ie CKN Mylonas Inc Site Plan, not Suite #202 Renovation)
3. This project is adjacent to NYS Route 32 and, as such, it was referred to the Orange County Planning Department. That Department returned the project Local Determination by letter dated April 6, 2009.
 4. The Planning Board should require that a bond estimate be submitted for the key site improvements of this Site Plan in accordance with Chapter 137 of the Town Code. Applicants are advised that a list of acceptable unit prices is available from the Engineer for the Planning Board.
 5. The Planning Board may wish to classify this action as an "unlisted action" under SEQRA, and consider a "negative declaration" of environmental significance, based on the information presented and reviewed.
 6. Prior to considering Special Permit Approval, the Board should make the following determinations with regard to the application:
 - That all proposed structures, equipment or materials are readily accessible for fire and police protection.
 - That the proposed use and layout are in harmony with the orderly development of the zoning district, and will not have a detrimental effect on the adjacent properties.
 - That the proposed use is adjacent to a residential district, and in the review of same, the Board has determined that the nature, intensity of operations, layout and structure heights, and landscaping will not be hazardous, inconvenient, nor conflict with the normal traffic of the neighborhood, nor will the project hinder or discourage appropriate development and use of adjacent land and buildings.

Following this determination, the Board should consider granting the special permit, with any conditions or terms as the board may deem appropriate.

Respectfully Submitted,



Mark J. Edsall, P.E., P.P.
Engineer for the Planning Board